

**OFFERED
FOR SALE**

\$2,897,000 | 7.25% CAP



1265 College Station Road
Athens, GA

Minutes From UGA!



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Dollar Tree in Athens, GA. The Premises is leased to Dollar Tree for a ten year initial term. The Asset is well positioned in Athens just minutes away from the University of Georgia and UGA's Veterinarian Teaching Hospital.



LESS THAN 3 MILES FROM THE UNIVERSITY OF GEORGIA



10 YEARS REMAINING ON NN LEASE



LOCATED DIRECTLY BEHIND A KROGER-ANCHORED CENTER

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-10	\$210,000
1st Extension	Years 11-15	\$215,000
2nd Extension	Years 16-20	\$220,000
3rd Extension	Years 21-25	\$225,000
4th Extension	Years 26-30	\$230,000

NOI	\$210,000
CAP	7.25%
Price	\$2,897,000

ASSET SNAPSHOT

Tenant Name	Dollar Tree
Address	1265 College Station Road, Athens, GA 30605
Building Size (GLA)	10,000 SF
Land Size	1.52 Acres
Year Built	2024
Signator/Guarantor	Dollar Tree Store, Inc (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Structure, & Parking Lot Capital Repairs
Rent Commencement Date	11/1/2024
Remaining Term	10 Years
Current Annual Rent	\$210,000



99,875
 PEOPLE IN
 5 MILE RADIUS



\$76,958
 AHHI
 5 MILE RADIUS



21,000
 VPD ON
 COLLEGE STATION RD



INVESTMENT HIGHLIGHTS



CREDIT WORTHY TENANT

Lease signed with Dollar Tree, Inc | Market Capitalization of ~\$28B | S&P Credit Rating of BBB



ACCESSIBLE LOCATION TO NEARBY STUDENTS

Located at a signalized intersection off of College Station Rd (21K VPD) | Direct access to Polo Club Athens Apartments a 573 bed, student housing community and Reserves at Athens, a 612 bed student housing community



ATHENS, GA MSA (COLLEGE TOWN: BUILT-IN CUSTOMER BASE)

Across the street from UGA Veterinary Teaching Hospital, a 24K SF teaching facility that has 119 full time students | Approximately 10 minutes to University of Georgia, 40K total students and 7.7K full-time staff members



LOCATED NEAR MAJOR RETAILERS

Over 576K SF of retail is located in a 1-mile radius | Nearby national tenants include: Publix, Kroger, Chick-Fil-A, and Wendy's



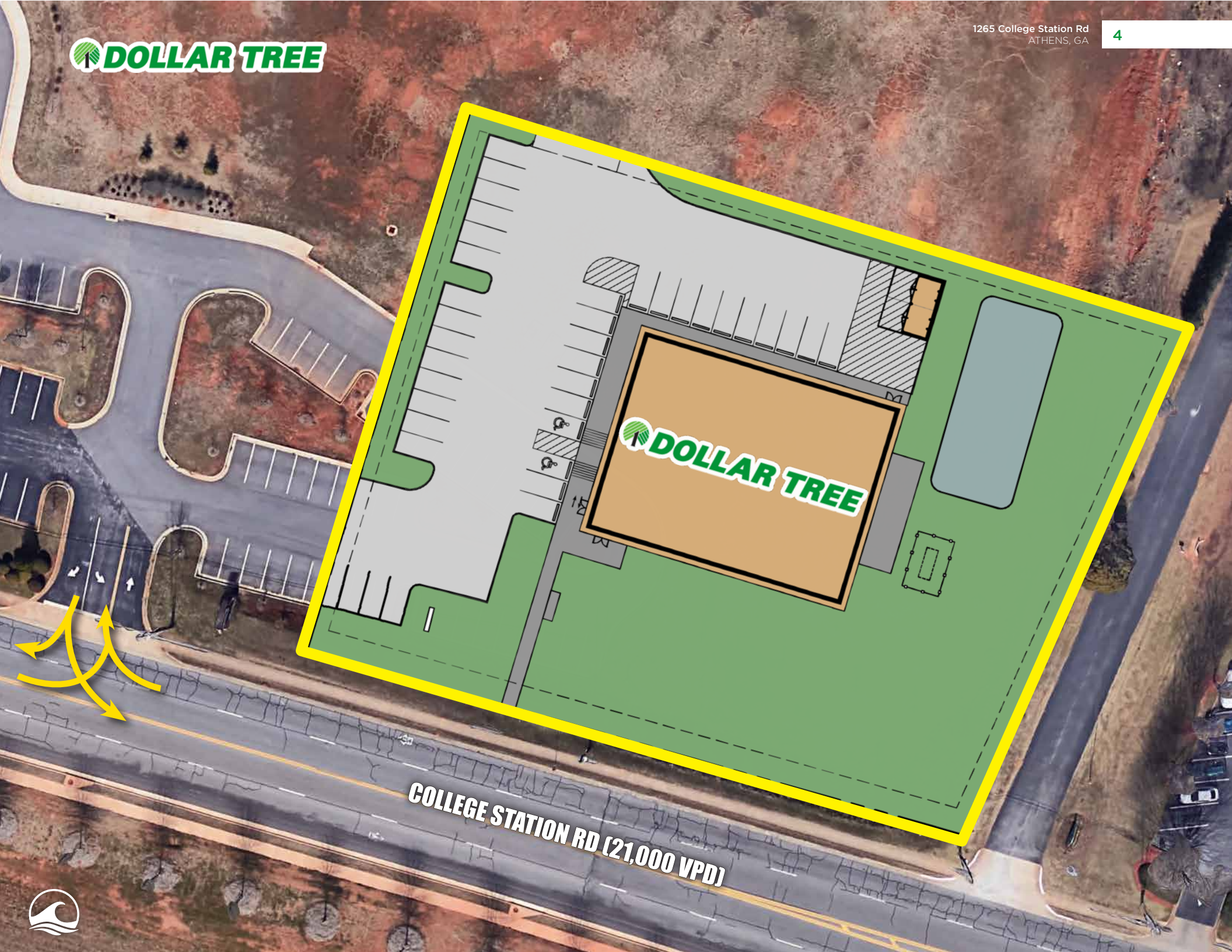
NEW CONSTRUCTION

Newly built Dollar Tree with tenants new prototype | Warranties will be assigned to new Owner



DENSE RESIDENTIAL AREA AND SURROUNDED BY HUNDRED OF APARTMENTS

Over 1,600 apartments in a 1-mile radius | over 8.8K people live in a 1-mile radius



 **DOLLAR TREE**

COLLEGE STATION RD (21,000 VPD)



Downtown
Athens

University of Georgia
40,000 Students
7,700 Full-Time Staff



Athens-Ben Epps
Airport



39,900 VPD

LEXINGTON RD (28,900 VPD)

B&B THEATRES

BARNETT SEBASTIAN RD (16,500 VPD)

78



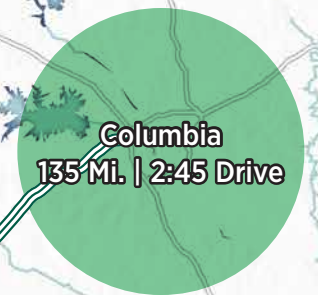
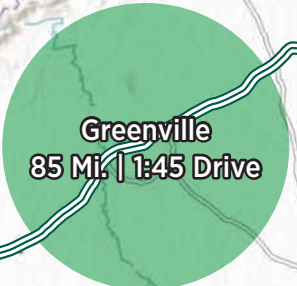
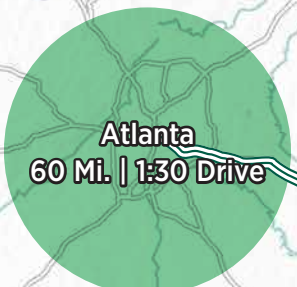
45,100 VPD



UGA Veterinary School
119 Students | 24,000 SF

E WINTERHALL RD (14,900 VPD)





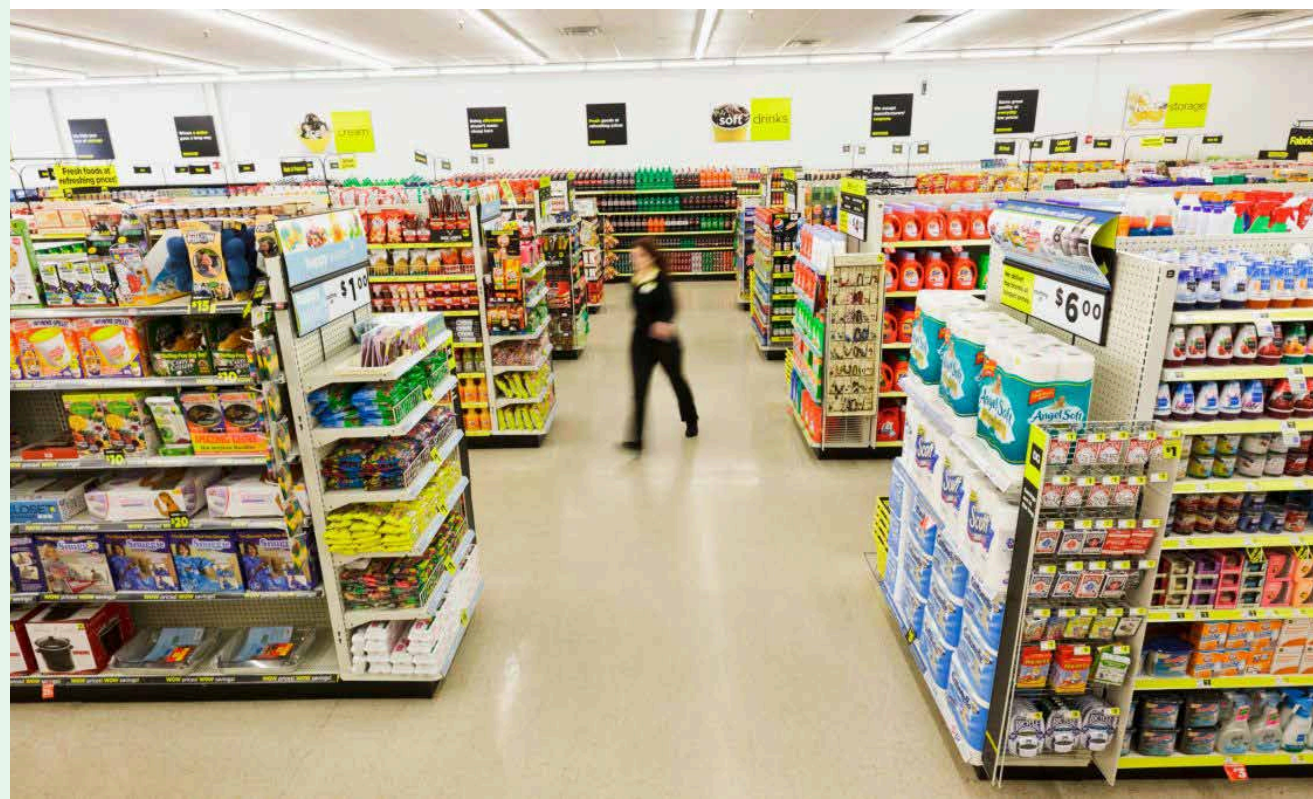
Athens, Georgia, situated in the northeastern part of the state, is a vibrant city known for its rich history, thriving arts scene, and lively college atmosphere. Home to the University of Georgia, home to over 40,000 students and one of the oldest public universities in the United States, Athens boasts a youthful energy and cultural diversity. The city is renowned for its music scene, having birthed legendary bands like R.E.M. and the B-52s, and continues to nurture a flourishing indie and alternative music community. Alongside its musical legacy, Athens offers an array of art galleries, theaters, and eclectic shops, contributing to its reputation as a hub for creativity and expression. Its historic downtown area, with its tree-lined streets and charming Victorian architecture, provides a picturesque backdrop for the city's bustling restaurants, cafes, and boutiques. Athens also enjoys proximity to outdoor recreational opportunities, with nearby parks, rivers, and trails inviting residents and visitors to explore the natural beauty of the region. Rich in culture, history, and natural splendor, Athens, Georgia, is a dynamic city that captivates all who visit.

TENANT SUMMARY

Dollar Tree and Family Dollar are both operated by Dollar Tree, inc. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise including candy and food, health and personal care, as well as everyday consumables, such as household paper and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, soft lines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise. As of January 23, 2023, this segment operated 8,647 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada. The company was founded in 1986 and is based in Chesapeake, Virginia.

DOLLAR TREE QUICK FACTS

Founded:	1986
Ownership:	\$28.3B
# of Locations:	8016
Headquarters:	Chesapeake, VA
Guaranty:	Corporate



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1265 College Station Road
Athens, GA

Representative Photo

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Exclusively Offered By



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